

Amendment to Bill No. 2- 2005

**BY: Chairperson at the request
of the County Executive**

**Legislative Day No 4
Date: March 7, 2005**

Amendment No. 48

*(This amendment makes a technical correction to the Residential: Senior-Institutional
District to insert a reference that was inadvertently omitted.)*

- 1 Remove page 15 in the Proposed Comprehensive Zoning Amendments attached to the
- 2 Bill as introduced and substitute the replacement page 15 attached to this Amendment.

SECTION 113.2. R-SI (Residential: Senior-Institutional) District

D. Bulk Regulations

(Also see Section 128.A, Supplementary Bulk Requirements)

2. Minimum Structure or Use Setbacks:

a. All structures

- (1) From RESIDENTIAL LOTS IN RC, RR, R-ED, R-20, R-12 and R-SC districts 75 feet
- (2) FROM OPEN SPACE AND OTHER USES IN RC, RR, R-ED, R-20, R-12
AND R-SC DISTRICTS..... 30 FEET
- [[(2)]](3) From any other zoning district..... 30 feet
- [[(3)]](4) From public street right-of-way 30 feet

b. Uses (other than structures) in all development projects FROM PROJECT BOUNDARIES 20 feet

[[c. Parking for religious activities 20 feet]]

[[d.]] C. If A residential district is separated from the R-SI district by a public street right-of-way,
only the setback from the public street right-of-way shall apply.

3. Minimum distances between buildings for attached and apartment units within an age-restricted adult housing development:

- a. Face to face 30 feet
- b. Face to side/rear to side 20 feet
- c. Side to side 15 feet
- d. Rear to rear 40 [[50]] feet
- e. Rear to face BETWEEN SINGLE FAMILY UNITS 75 feet
- f. REAR TO FACE BETWEEN APARTMENT BUILDINGS 40 FEET

4. MAXIMUM Density 25 units per net acre

E. Additional Requirements for Age-Restricted Adult Housing

4. Community Center

At least one on-site community building or indoor community space within a principal structure
shall be provided that contains a minimum of:

- a. 20 square feet of floor area per dwelling unit, [[for developments of less than 100
dwelling units]] FOR THE FIRST 99 DWELLING UNITS with a minimum area of 500
square feet, and
- b. 10 square feet of floor area per dwelling unit FOR EACH ADDITIONAL DWELLING
UNIT above 99.